

south Washington Road CPOD Text

Section 90-99 e (4) south Washington Road Corridor Protection Overlay District:

The initial boundaries of the south Washington Road CPOD and the land included therein shall be as shown on the south Washington Road Corridor Protection Overlay District Official Zoning Map prepared by the Planning and Development Services Division of Columbia County dated XXX, 2005, which is incorporated herein by reference. The then current south Washington Road Corridor Protection Overlay District Map as updated from time to time to show changes in the boundaries of the CPOD shall be maintained as an official zoning map in accordance with the provisions of section 90-5 of this chapter. Single-family residential properties in the R-A residential agricultural, R-1 single-family residential, R-1A single-family residential, R-2 single-family residential, R-3 single-family residential, R-3A single-family residential and two family residential and R-4 recreational residential zoning districts (the single-family residential zoning districts) are not included in the CPOD. Any land that is in one of these single-family residential zoning districts and has road frontage on Washington Road shall automatically be included in the CPOD when its zoning classification is changed to a district that is not one of the single-family residential zoning districts. If CPOD parcels are combined with non-CPOD parcels, the CPOD requirements shall pertain to the entire resulting parcels and development. Any buildings, structures, signs or uses in the CPOD which existed on XXX, 2005 which are not in conformance with the requirements for the CPOD shall be treated as nonconforming buildings, structures, signs or uses pursuant to section 90-132 of this chapter.